Davidson County DEEDWARR
Recvd: 11/27/06 12:58 2 pgs
Fees:13.00 Taxes:284.53

20061127-0145929

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSACTION IS **$76,900.00**

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS DATE: November 16, 2006.

NOTARY PUBLIC

MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

COMMISSION EXPIRES: My Commission Expires JAN. 23, 2010

THIS INSTRUMENT PREPARED BY AND PLEASE RETURN TO:

Grissim Title & Escrow, LLC
2309 Crestmoor Rd, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBER:
Michelle L. Brown 2511 Flamingo Drive Nashville, TN 37207	New South Federal Savings Bank 210 Automation Way, MSN 49730 Birmingham, AL 35210	071-04-0-211.00

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BOB BURNS AND JOHN PHILLIPS,*** HEREINAFTER CALLED THE **GRANTOR(S)**, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO, **MICHELLE L. BROWN, A SINGLE WOMAN** HEREINAFTER CALLED THE **GRANTEE(S)**, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT:

* John Phillips and John C. Phillips are one and the same person.

Land in Davidson County, Tennessee, being Lot No. 349 on the First Plan of Joywood Heights, Section 11, "A", as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which plan is hereby made for a more complete description of said lot.

Being the same property conveyed to Bob Burns and John Phillips in Instrument 20060210-0016605, Register's Office for Davidson County, Tennessee.

BOB BURNS EXECUTES THIS INSTRUMENT AS ATTORNEY-IN-FACT ON BEHALF OF JOHN PHILLIPS, PURSUANT TO THE POWER OF ATTORNEY BEING RECORDED IN INSTRUMENT 20061127-0145929, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Bob Burns and John Phillips hereby make oath that the above described property has never been the domicile of Bob Burns or John Phillips.

SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

THIS IS (X) IMPROVED ( ) UNIMPROVED PROPERTY KNOWN AS:
2511 FLAMINGO DRIVE, NASHVILLE, TN 37207

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns, forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS, this date: 11/16/06

X _____
Bob Burns

BY: John Phillips
X _____
Bob Burns, Attorney-In-Fact

LTSR Number:

GTE File: 2006080463

NOTARY ACKNOWLEDGEMENT

(Individual Notary Acknowledgement)
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Bob Burns with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and upon oath acknowledged he/~~she/they~~ executed the within instrument for the purposed therein contained.

Witness my hand and official seal at office at Nashville, TN on this the 16th day of November, 2006.

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared _____ and _____ with whom I a personally acquainted and who upon _____oath(s) acknowledged _____ to be the _____ and _____respectively of the _____ the within named bargainor, a corporation, and that _____as such _____ and _____being authorized to do so, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such_____.

Witness my hand and official seal at office in _____, Tennessee on this the _____day of _____.

_____
Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of November, 2006, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Bob Burns to me known to be the person who executed the foregoing instrument in behalf of John Phillips, and acknowledged that he executed that same as the free act and deed of the said John Phillips

Witness my hand and official seal at Nashville, Tennessee, this the 16th day of November, 2006.

L. MACKENZIE COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 23, 2010

Notary Public Commission Expires: _____

STATE OF TENNESSEE
COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to me that _____ is the _____of _____, a Tennessee limited liability company, and that _____, being authorized so to, executed the within instrument for the purposes therein contained on behalf of the said _____, by signing _____ name as such _____.

Witness my hand and official seal at office, this the _____day of _____, _____.

_____
Notary Public Commission Expires: _____